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11 NAVER ROAD, THURSO

Excellent opportunity to purchase this three-bedroom semi-detached property with attached garage, driveway and large fully enclosed garden. Situated in a popular residential area, and convenient to local amenities the property is well-presented, and in walk in condition with no onward chain; it may benefit from some decorative modernisation. With uPVC double glazed windows, electric storage heating and a gas connection to the property accommodation comprises entrance vestibule, hallway, living/dining room, kitchen/breakfast room, lobby, convenient downstairs toilet, and utility room. Upstairs are two double bedrooms, a modern fitted shower room, and further single bedroom. Outside to the rear is a well-kept fully enclosed garden, with attractive patio area, timber shed and lawn, with borders of shrubs and occasional trees. To the front the garden is open plan in design with a small area of grass and tarmac drive offering additional off-road parking. Situated in a great position and making an excellent family home viewing is highly recommended.

OFFERS OVER £145,000

Vestibule **1.04m x 0.92m 3'5" x 3'**
UPVC front door. Carpet. Glazed door to hallway.

Hallway
Carpet. Storage heater. Stairs to first floor with large storage cupboard below housing the electrics, gas connection, fitted coat hooks and hanging rail. Window and panel heater to stairwell. Telephone point.

Living/Dining Room **6.66m x 3.59m 21'10" x 11'9"**
15 panel glazed door from hallway. Double aspect windows with views to the garden. TV point. Storage heater. Carpet.

Kitchen/Breakfast Room **3.27m x 3.06m 10'8" x 10'**
Fitted eye and base level units with work top space and splash back tiling. Space for cooker and fridge. Services for washing machine. Stainless steel sink with mixer tap and drainer. Extractor. Storage heater. Carpet. Ample space for table and chairs. Shelved pantry cupboard.

REAR LOBBY **1.64m x 1.17m 5'4" x 3'10"**
Carpet. Glazed uPVC door to rear garden. Opening to utility room.

WC **1.64m x 0.9m 5'4" x 2'11"**
WC. Storage heater. Window to rear. Carpet.

Utility Room: 2.56m x 1.86m 8'4" x 6'1"
Fitted shelving and clothes pulley. Window to front and partially glazed uPVC door. Carpet.

Landing
Window to side. Carpet. Airing cupboard housing the hot water tank and fitted shelving. Hatch access to the loft.

Bedroom 1 **4.08m x 2.98m 13'4" x 9'9"**
Window to front. Carpet. Panel heater. TV point.

Bedroom 2 **4.25m x 2.48m 13'11" x 8'01"**
Window to rear with views to the garden. Carpet. Panel heater

Bedroom 3 **3.06m x 2.75m 10' x 9'**
Window to front. Carpet. Panel heater. Cupboard with fitted shelving and hanging rail.

Shower Room: **2.42m x 1.67m 7'11" x 5'5"**
Shower enclosure with electric mira shower. WC. Wash hand basin. Walls with partial wet wall. Carpet. Window to rear. Towel radiator. Mirror bathroom cabinet to wall.

Garage **5.23m x 2.77m 17'1" x 9'1"**
Up and over electric door. Power and water. Window to rear. Pedestrian door to rear garden.

Garden
The front garden features an open plan design with a well-maintained grassy area. A tarmac driveway provides access to the garage and side entrance, offering additional off-road parking. The large rear garden is a fully enclosed, laid mainly to grass with borders and shrubs and occasional trees. Bounded with timber fencing there is also a small patio area and timber shed.

General Information
The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax
The subjects are in band B. The Council Tax Band may be

re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC
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Postcode
KW14 7QA

Entry
By arrangement.

Viewing
By arrangement with our Thurso Office.

Price
Offers over £145,000 should be submitted to our Thurso Office.

Office Hours
9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location
Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.



THE SELLER ACCEPTS NO LIABILITY FOR THE ACCURACY OF THE FLOOR PLAN CONTAINED HEREIN. MEASUREMENTS OF ROOMS, WINDOWS, DOORS AND OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.